

FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
ABINGDON ELEMENTARY SCHOOL LIBRARY
3035 S. Abingdon Street, Arlington, VA 22206
OCTOBER 17, 2007

- IN ATTENDANCE**
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| John Thurber | - President |
| David Andrews | - 1 st Vice President |
| Lisa Farbstein | - 2 nd Vice President / B&G Cttee. Liaison |
| Jacqueline Maguire | - Secretary / Pool Cttee. Liaison |
| Debbie Diener | - Treasurer |
| Diane Thurber | - Recording Secretary |
| John Kilkenny | - Community Manager, Condo Division, CMC |
| Mary Ellen Finigan | - 4304 S. 34 th Street, A-2 |
- CALL TO ORDER AND QUORUM**
- Call to order at 6:50 p.m. Quorum established.
- APPROVAL OF MINUTES**
- By MOTION duly MADE, SECONDED and CARRIED by a vote of 4-0-1 (Diener), the minutes of the September 19, 2007, meeting were approved as submitted.
- APPROVALS SUBSEQUENT TO MEETING**
- By MOTION duly MADE, SECONDED and CARRIED, the Board voted to re-affirm and enter into the record items approved via e-mail between the time of the last regular meeting on September 19, 2007, and this meeting. Those items included two separate requests of residents for window and storm door replacements at their respective units on S. Stafford Street.
- HOMEOWNERS LINK**
- A letter will be mailed to non-resident owners and hand-delivered by the Court Chairs to all resident owners, explaining the HomeOwners Link emergency telephone notification program. The program allows for the registration of one telephone number per unit. A reminder will be placed in the next issue of the Messenger, instructing homeowners to contact Mr. Kilkenny if they have not yet received the letter, and one will be sent. Messages will be recorded for dissemination by our Property Manager or, in his absence, by the Board President.
- FINANCIAL**
- The Association has been billed for a finance charge stemming from the late payment of an invoice. If there was a billing problem, it should be worked out between the contractor and CMC. Mr. Kilkenny believes that due to confusion, the amount should be written off.
 - Requests for reimbursements for pool-related expenses should be sent to the Board for approval before being paid by CMC.
- B&G COMMITTEE**
- Committee members surveyed the patios and provided the Board with a list of those that are in violation of the Bylaws. A letter has been sent to each of the homeowners by CMC with a timeframe to correct the violation, after which the work will be performed by an outside contractor and billed to the homeowner's account.
 - A new Virginia Supreme Court ruling was announced in July 2007, which addresses the issue of tree roots extending onto adjacent property. In order to minimize the Association's liability from roots of common area trees, the Committee will examine each tree to determine if it presents a current or possible future problem and take necessary action.
 - A large shrub in one of the courts was removed after it was damaged in a storm, and a new shrub was installed in its place. The adjacent homeowner planted a crape myrtle such that it was crowding the new shrub, so the Committee removed the one it had planted. The homeowner then removed the crape myrtle and planted another tree in its place,

but then also later removed that tree. The Committee believes the homeowner is responsible for replacing the tree, as it became common property when she planted it. The space at the corner of the building remains vacant and has been so for at least ten months now, and possibly a year.

- The Board will request that the Committee plant a bush in front of a unit on S. 35th Street to hide a newly-installed pipe.

- Committee member Drew Thompson will be replacing Judi Garth as Co-Chair. He and Chuck Edwards will be meeting with arborist Jerry Dieruf tomorrow to determine what tree work needs to be done before winter.

POOL Our contract with the pool company was a three-year agreement, with renewal contingent upon performance. At an earlier meeting, it was reported on behalf of the Committee that the overall feeling was that they were better than the previous company. Also, the contract renewal price is very competitive. The Pool Committee Liaison received an e-mail from a resident offering to Co-Chair the Committee during the 2008 season. Although the Board was given a proposal for a full whitecoat, the County requires only that the deep end be patched.

SEWERS Work on Phase III of the relining contract is underway. An unknown pipe was discovered in one of the pits, which probably leads to an old boiler room. The pipe will remain untouched; even the County was unaware of it. Eddie's continues to perform preventive maintenance on some lines, as needed. It should be noted, however, that the newly relined pipes cannot be snaked out in the traditional manner and must be treated using a high pressure jet of water. Valley Crest submitted a second contract for restoration of the additional pit areas. B&G is reviewing the contract and will submit it to the Board for approval.

PAINTING This year's painting cycle is almost complete. A number of meetings took place between CMC, the Board, Mr. Middledorf and his foreman, and Mr. Clark. Mr. Middledorf promised remedial action on any problems. The Board was concerned that a number of residents did not cooperate. Some gave the painters directions, and that's where mistakes occurred; the crews split up trying to accommodate residents' requests and it became difficult to supervise the workers. Next time, residents need to be given notice to remove their storm windows, as well as other instructions. According to a provision in the Virginia Code, if a common element repair is undertaken and a homeowner does not cooperate, he/she can be held liable for resulting damage.

ROOFS The Board received a proposal to install "snow birds" on a roof on S. Utah Street. The devices are intended to prevent water infiltration, as well as damage to gutters and landscaping. Work consists of removing a slate, installing the product, then re-attaching the slate. Mr. Thurber will meet with Mr. Clark on Friday in order to get a better understanding of the proposal and why it was suggested for that specific location.

PARKING Following discussion of several parking-related issues, the Board agreed as follows: Unassigned and unreserved parking spaces will be left completely unmarked. Those spaces may be used by any resident, guest, contractor, etc., as long as the vehicles parked in them are in compliance with the Fairlington Meadows Parking Regulations, including the limitation of remaining in the space continuously for a period of no more than three (3) days. If a vehicle does occupy the space in excess of the time limit permitted, or is otherwise in violation of the Regulations, and the Board or management receives a complaint, the vehicle will be "tagged" with a notice that it must be removed by the date specified, after which it will be towed. A complaint must be received in order for action to be taken. Unmarked and "un-numbered, reserved" spaces are intended to be kept in rotation and not used for vehicle storage. The Board is not in the business of policing the parking and relies on the honesty and integrity of the residents. The Parking Regulations will be revised to reflect the above policy.

SNOW REMOVAL CONTRACT By UNANIMOUS CONSENT the Board voted to approve the proposal from Valley Crest dated September 19, 2007, for snow removal services for the 2007-2008 season.

UNIT RENOVATIONS - Homeowner provided the Board with detailed plans and specs for proposed renovations to his unit on S. 34th Street. The only two questions the Board had were answered satisfactorily by the contractor.

A neighbor inquired if the Board ensures that permits are secured and properly displayed. The Board advised that they inspect the drawings, but do not police the permitting process. In this case, a new bathroom is being built in the attic, which will definitely require County permits. The Board stressed that they believe permits are very important because "permits equal inspections, and inspections may uncover safety problems."

- There are extensive renovations underway at a unit on S. 35th Street, but there are no permits posted, nor was Board approval sought for the project. It was reported to the Board that the work was entirely cosmetic; Mr. Clark visited the site and confirmed that to be the case.

EXTERMINATING SERVICE The Board has not received any further complaints about rodents, so are we still having problems? A Board member reported that traps had been placed in her patio and in the one next door, but she doesn't believe they were ever checked or re-baited. Mr. Kilkenny will contact the exterminator to follow up on the status of this. We shouldn't be paying for this service if activity has diminished and the traps are not being maintained.

ANNUAL MEETING The meeting is scheduled for Wednesday, October 24, in the multi-purpose room at Abingdon Elementary School, 3035 S. Abingdon Street, Arlington. B.C. May of DEC has offered to provide pizza and drinks. To date, Mr. Kilkenny has received 58 proxies. Assuming we achieve quorum, the agenda will be: Introduction of Board members, Mr. Kilkenny and Mr. Clark; President's State of the Association report; Committee reports from B&G, Court Chairs, Recreation and Pool; Budget discussion and voting on Budget; new business. A mass e-mail reminder of the meeting will be sent out.

NEXT MEETING The next regular meeting of the Board will be held on Thursday, December 6, 2007, at Wakefield High School, 4901 S. Chesterfield Road, Room 110, Arlington, Virginia 22206. Executive Session starts at 6:45 p.m., followed by the regular session, beginning with Residents' Forum.

ADJOURNMENT By UNANIMOUS CONSENT the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Diane L. Thurber
Recording Secretary